

## Section 8 APARTMENT RESIDENTIAL (R3) ZONE

### 8.1 Apartment Residential Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Apartment Residential – R3 Zone except in accordance with the following provisions.

### 8.2 Permitted Main Uses

1. Apartment Dwelling
2. Group or Group Housing or Group Housing Project
3. Public Authority Use or Public Utility subject to **Section 4.30**

### 8.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Home Based Business subject to **Section 4.12**

### 8.4 Zone Requirements

The zone requirements for permitted uses in the R3 Zone shall be as set out in **Table 8.4**.

<b>Table 8.4 – R3 Zone Requirements</b>	
	<b>Apartment Dwelling</b>
<b>Minimum Lot Area</b>	500 m <sup>2</sup> [5,382.1 ft. <sup>2</sup> ] per dwelling unit
<b>Minimum Lot Frontage</b>	30 m [98.4 ft.]
<b>Minimum Yard Requirements – Main Building</b>	
<b>Front Yard or Exterior Side Yard</b>	7 m [22.9 ft.]
<b>Interior Side Yard</b>	1.2 m [3.9 ft.]
<b>Rear Yard</b>	10 m [32.8 ft.]
<b>Minimum Yard Requirements – Accessory Building (see also Section 4.1)</b>	
<b>Interior Side Yard or Rear Yard</b>	1.2 m [3.9 ft.]
<b>Maximum Height Requirements</b>	
<b>Main Building</b>	10 m [32.8 ft.]
<b>Accessory Building</b>	5 m [16.4 ft.]
<b>Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)</b>	

<b>Table 8.4 – R3 Zone Requirements</b>	
	<b>Apartment Dwelling</b>
<b>Main Building</b>	25%
<b>Accessory Building</b>	5%
<b>Minimum Separation Distance Between Buildings Requirements</b>	
<b>Main Building and any Accessory Building</b>	1.2 m [3.9 ft.]
<b>Maximum Number of Dwelling Unit Requirements</b>	
<b>Maximum Number Dwellings per Lot</b>	--
<b>Floor Area per Dwelling Unit</b>	
<b>Minimum Net Floor Area per Dwelling Unit</b>	<ul style="list-style-type: none"> <li>• Bachelor dwelling unit: 40 m<sup>2</sup> [430.5 ft.<sup>2</sup>]</li> <li>• One-bedroom dwelling unit: 55 m<sup>2</sup> [592 ft.<sup>2</sup>]</li> <li>• Two-bedroom dwelling unit: 70 m<sup>2</sup> [753.4 ft.<sup>2</sup>]</li> <li>• Three bedrooms or more in a dwelling unit: 80 m<sup>2</sup> [861.1 ft.<sup>2</sup>]</li> </ul>
<b>Driveways</b>	
<b>Maximum Number of Driveway Entrances per Lot</b>	2
<b>Minimum Separation Distance between Driveways</b>	13.5 m [44.2 ft.]
<b>Minimum Width of Driveway</b>	3 m [9.8 ft.]
<b>Location of Parking Space</b>	No closer than 1.5 m [4.92 ft.] to any street line

## 8.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. The requirements of **Table 7.4** shall apply to a *rowhouse* or *townhouse Group* or *Group Housing* or *Group Housing Project* and may include an *apartment dwelling* and a *semi-detached dwellings* in the housing mix as follows:

- a. The minimum *lot area* shall be 500 m<sup>2</sup> [5,382.1 ft.<sup>2</sup>] per *dwelling unit*.
- b. The minimum *lot frontage* shall be 30 m [98.4 ft.].
- c. The maximum number of *dwellings* shall be 25.
- d. The minimum separation distance between *dwellings* shall be 6 m [19.6 ft.].

## 8.6 Zone Exception